101.0	0008	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	736,000 / 736,000
					USE VALUE:	736,000 / 736,000
					ASSESSED:	736,000 / 736,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		HIAWATHA LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MAXWELL SARAH S
Owner 2:	
Owner 3:	
Street 1:	15 HIAWATHA LN
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CHEN CHRISTOPHER -
Owner 2:	LAU HELENA W -
Street 1:	15 HIAWATHA LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .175 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1961, having primarily Wood Shingle Exterior and 2193 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7625.000	304,600		431,400	736,000
Total Card	0.175	304,600		431,400	736,000
Total Parcel	0.175	304,600		431,400	736,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 335.61 /Parcel: 335.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 65618
GIS Ref
GIS Ref
Insp Date 04/09/09

!8138!

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0008-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,600	0	7,625.	431,400	736,000		Year end	12/23/2021
2021	101	FV	293,500	0	7,625.	431,400	724,900		Year End Roll	12/10/2020
2020	101	FV	293,400	0	7,625.	431,400	724,800	724,800	Year End Roll	12/18/2019
2019	101	FV	304,300	0	7,625.	437,600	741,900	741,900	Year End Roll	1/3/2019
2018	101	FV	304,300	0	7,625.	326,600	630,900	630,900	Year End Roll	12/20/2017
2017	101	FV	304,300	0	7,625.	295,800	600,100	600,100	Year End Roll	1/3/2017
2016	101	FV	304,300	0	7,625.	283,500	587,800	587,800	Year End	1/4/2016
2015	101	FV	251,800	0	7,625.	240,400	492,200	492,200	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:48:04

LAST REV

Date	Time
05/14/19	11:35:13
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8138

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHEN CHRISTOPHE	72445-222	1	4/11/2019		761,000	No	No		
MILLER ROBERT D	36502-372		9/24/2002		490,000	No	No		
	12508-439		8/27/1973		37,900	No	No		N

USER DEFINED

Prior Id # 1:	65618
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2009	Measured	197	PATRIOT
12/14/2002	MLS	MM	Mary M
12/7/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/27/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7625		Sq. Ft.	Site		0	70.	0.81	5			Shape	-5					431,419						431,400	

Total AC/HA:	0.17505	Total SF/SM:	7625	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	431,419	Spl Credit		Total:	431,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.01303005
Adj $ / SQ:	136.759
Other Features:	88500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	374222
Depreciation:	69605
Depreciated Total:	304617

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

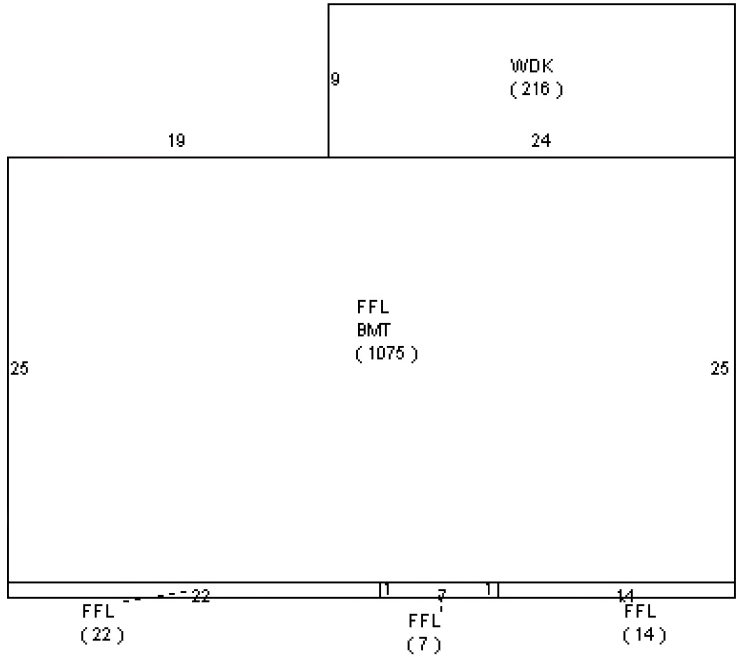
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	150.43
Special Features:	0	Val/Su Net:	126.44
Final Total:	304600	Val/Su SzAd	272.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,118	136.760	152,897
BMT	Basement	1,075	89.750	96,479
WDK	Deck	216	10.770	2,326
	Net Sketched Area:	2,409	Total:	251,702
Size Ad	1118	Gross Area	2409	FinArea 2193

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	64	A	AV	2000	0.00	T	15.2	101						

PARCEL ID

101.0-0008-0004.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	